

5-Year Comprehensive Update

City Council Regular Meeting

Tuesday, May 28, 2019



Comprehensive Plan History

Date	Tasks Completed
09/17/13	Comprehensive Plan RFP Issued
11/15/13	Comprehensive Plan Contract Awarded
03/27/14	Comprehensive Plan Project Commenced
05/06/14	Steering Committee Meeting #1
05/15/14	Public Meeting #1
05/29/14	Steering Committee Meeting #2
06/09/14	Public Meeting #2
06/26/14	Steering Committee Meeting #3
07/21/14	Public Meeting #3
11/18/14	2034 Comprehensive Plan adopted
04/21/15	Comprehensive Plan Amendment (Executive Park/CHOA Annexation; Clairmont Greenspace)
06/21/16	Comprehensive Plan Amendment (Peachtree Corridor Overlay District Character Area)
12/13/16	Comprehensive Plan Amendment (Woodcliff Annexation)
12/17/17	Comprehensive Plan Amendment (CHOA Annexation)
06/23/15	Zoning Ordinance Rewrite Awarded
01/22/16	Zoning Ordinance Rewrite Placed on Hold to Initiate Character Area Study

Comprehensive Plan History (cont.)

Date	Tasks Completed
06/23/15	Zoning Ordinance Rewrite Awarded
01/22/16	Zoning Ordinance Rewrite Placed on Hold to Initiate Character Area Study
03/28/16	Character Area Study RFP Issued
05/31/16	Character Area Study Contract Awarded
07/06/16	Food Truck Outreach #1
07/13/16	Food Truck Outreach #2
07/14/16	Public Kick-Off Meeting #1
07/19/16	Public Kick-Off Meeting #2
07/20/16	Food Truck Outreach #3
08/15/16	Charrette (initial)
09/28/16	Charrette (final – 16 in total held)
01/24/17	Character Area Study Adopted

5-Year Update - Limited Project Scope

- ▶ In March of 2014, the DCA Local Planning Rules were changed and now require a 5-year cycle of updating the issues and opportunities, community work program, and land use sections of the comprehensive plan
- ▶ Historically, updates had not been required until the 10-year mark and would be a full update of the plan document
- ▶ ARC has advised the department that the City is able to readopt the current plan with the addition of a new community work program because of the recent updates completed as part of the Character Area Study in 2017
- ▶ Required update due on or before October 31, 2019

Project Schedule

- ▶ October 9, 2018 - First Required Public Hearing (City Council)
- ▶ October 24, 2018 - Steering Committee Meeting (Planning Commission, Retreat)
- ▶ February 6, 2019 - Steering Committee Meeting (Planning Commission)
- ▶ March 28, 2019 - Community Involvement Meeting #1
- ▶ April 25, 2019 - Community Involvement Meeting #2
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- ▶ **May 28, 2019 - Second Public Hearing (City Council)**
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2.1. LAND USE

WHY IT MATTERS

Land use is a central component of the comprehensive planning process. Within comprehensive plans, land use plans and policies help establish and clarify the community's vision for future development. These plans and policies serve as a framework to guide future development decisions made by elected officials. The key product of the land use planning process is the Character Areas Map, provided in Chapter 3. The map will be adopted by the City and consulted when making rezoning decisions. Before future land use plans and policies can be developed, a thorough review of existing land uses and development characteristics must take place. This section provides an overview and key findings from the analysis.

EXISTING LAND USE ANALYSIS

The table to the right shows the acreages and percentages of land uses in the City of Brookhaven by type. The results show that Brookhaven is virtually built-out with no sizable undeveloped parcels available for development. Only 2.7 percent of the city is classified as undeveloped and these areas can be found mostly within protected floodplains or are limited by development restrictions resulting from proximity to Peachtree-DeKalb Airport. In light of this, the primary avenue of land use change within the 2034 planning horizon is anticipated to result from the redevelopment of existing commercial and residential land uses.

Single-Family Residential

Single-Family Residential is the most common land use category in the city, representing 59.3 percent of the land area. Brookhaven is truly a city of neighborhoods with over 120 named single-family neighborhoods. The character of these neighborhoods is diverse and varies significantly in regards to architectural style, home size, lot size, block size and street network. The city features historic neighborhoods dating back prior to the 1940s, numerous mid-century neighborhoods established between 1940-1960, and many subdivisions built in recent decades.

Multi-Family Residential

Multi-Family Residential is the second most common land use category within the city comprising 12.6 percent of the city. This category includes apartments, condominiums, and townhome communities. Brookhaven contains over 66 apartment complexes, with the majority of these being found adjacent to Buford Highway. Other clusters of apartments can also be found in the Lenox Park area, Peachtree Road corridor, and the Blackburn Park area. Apartment ages range

Figure 2-2: Existing Land Use Composition

Land Use Type	Acreage	Percentage
Single-Family Residential	4,306.67	59.3%
Multi-Family Residential	914.34	12.6%
Commercial/Office	717.96	9.9%
Park-Recreation-Conservation	566.37	7.8%
Public-Institutional	306.17	4.2%
Forest-Undeveloped	194.13	2.7%
Under Construction	175.85	2.4%
Transportation-Communication-Utilities	84.32	1.2%

Source: ARC LandPro 2010

from recently constructed units in Town Brookhaven and along the Dresden Road corridor to complexes that are many decades old in the Buford Highway corridor.

Commercial/Office

Commercial/office land uses are the third most common land use category within the city comprising 9.9 percent of the total land area. This category includes large shopping centers, office development, and strip retail. The majority of the city's retail uses can be found along the Buford Highway corridor, Peachtree Road corridor, and around Blackburn Park.

Large-scale office development can be found within Lenox Park, Corporate Square, and the Perimeter Summit area adjacent to I-285.

DEVELOPMENT TRENDS

Two major trends are evident within the city including a move towards mixed-use pedestrian-friendly development and residential infill redevelopment within older neighborhoods. Redevelopment of aging commercial/office uses may be on the horizon.

Mixed-Use Development

Existing Land Use Section

The Land Use Element is the primary element of the comprehensive plan, identifying the long-term use of land and development vision of the community.

Section includes:

Existing Land Use Analysis

Key Findings

What we heard: Land Use

- ▶ Updates to Figure 2-2: Existing Land Use Composition needed
- ▶ Preserve single family neighborhoods

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Existing Issues & Opportunities Section

- 20 year planning horizon unique to Brookhaven
- Work hand-in-hand with one another
- Needs are identified as a condition of something that is required or wanted
- Opportunities are defined as a chance for progress or advancement
- Completed by the planning team in the planning process as well as by public input collected as a part of the visioning process

4. Needs and Opportunities

The needs and opportunities are those that the City should pursue in the 20 year planning horizon. Needs and opportunities work hand-in-hand with one another. Needs are identified as a condition of something that is required or wanted while opportunities are defined as a chance for progress or advancement. This comprehensive planning process has identified needs and opportunities which are unique to Brookhaven, based on the technical analysis completed by the planning team in the planning process as well as by public input collected as a part of the visioning process.

Priority items are those that should be addressed, either fully or partially, by specific actions in the Community Work Program (2015-2019). These items are of high importance to the community and its stakeholders and require action in the next five years although may extend into the mid and long term planning periods. Lower priority items or those that are not ripe for action are listed as mid (6-10 year time frame) or long term initiatives (+10 years) and should be revisited in the next update of the Comprehensive Plan. Both the Community Survey and Needs and Opportunities Workshop asked community members to prioritize the needs and opportunities of the city as well as strategies to accomplish them. This section explains each need and opportunity and initiates discussion of potential strategies to address them.

The Community Work Program in Appendix B identifies specific actions that are recommended for the City to undertake to address each priority need and opportunity.

Brookhaven's Comprehensive Plan is intended to be a living document and updated on a regular basis. The state requires it be comprehensively updated at minimum every five years. The City may also want to make strategic amendments to the plan account for initiatives and studies that are undertaken in the interim that provide further direction on the City vision. At the time when these updates are made, needs and opportunities should be updated to reflect adjustments in the priorities of the Brookhaven community.

Need or Opportunity	Time line	Related Community Goals	Description
1.4. Need to further Brookhaven as a walkable and bikeable community.	short - ongoing		As the City experiences redevelopment and growth, public and private actions should further Brookhaven as a walkable and bikeable place. Increasing activity in the surrounding regional activity nodes of Perimeter Center and the St. Joseph's Medical Center (Pill Hill) will bring additional people to and through the area. Furthering alternative modes of getting around will help preserve quality of life and traffic congestion as these and other areas grow.

Figure 4-1: Example Need/Opportunity



Figure 4-2: Needs and Opportunities

What we heard: Issues & Opportunities

- ▶ Land Use
 - ▶ Text and policy edits primarily focused on mixed-use development, pedestrian access and safety, and overall traffic patterns
- ▶ Community Facilities & Resources
 - ▶ Tree preservation should be prioritized over facilities and resources (e.g. trees before sidewalks)
- ▶ Economic Development
 - ▶ Focus on incentivizing development to encourage creation of new business opportunities while preserving diversity and affordable housing in areas like Buford Highway and at MARTA
- ▶ Population
 - ▶ Incorporate planning for local gathering places in Lifelong Communities analysis
 - ▶ Pedestrian safety and last mile connectivity is a priority
 - ▶ Diversity in events and art should be promoted in areas throughout the city
- ▶ Housing
 - ▶ Affordable housing is a priority but should be planned for without reliance on a future MARTA TOD development

Existing Community Work Program

- ▶ Based on Issues & Opportunities Section
- ▶ Currently adopted on an annual basis
- ▶ Last update completed in October 2018 for 2019-2023
- ▶ Sections include:
 - ▶ Land Use
 - ▶ Community Facilities and Resources
 - ▶ Economic Development
 - ▶ Population
 - ▶ Housing

Community Work Program 2019-2023



ID	Description of Activity	Timeframe						Responsible Party	Estimated Cost	Potential Funding Source*
		2018	2018 Accomplishments	2019	2020	2021	2022			
LAND USE										
1.1.	Align zoning and development regulations with Comprehensive Plan.									
1.1.1.	Revise Zoning Ordinance and Code to align City's zoning, development and related regulations with Comprehensive Plan 2034. (consider Unified Development Code)	X	Underway					Community Devt, Mayor, Legal	\$100,000	Gen Fund
1.1.a.	Amend zoning map pursuant to 1.1.1.	X	Underway					Community Devt	Staff	
1.2.	Address infill compatibility issues in residential areas.									
1.2.1.	Conduct neighborhood specific surveys regarding infill uses for designated neighborhoods in the city.	X	Underway					Community Devt	\$30,000	Gen Fund/ CDBG
1.2.2.	Pursue adjustments to City's zoning based on findings of 1.2.1, in coordination with action item 1.1.1.	X	Underway					Community Devt	Staff	Gen Fund
1.2.3.	Prepare a small scale neighborhood commercial (node) zoning district. Coordinate with action item 1.1.1., Revise Zoning Ordinance and Code.	X	Underway					Community Devt	Staff	Gen Fund
1.3.	Pursue architectural and/or design standards in targeted areas.									
1.3.1.	Develop and adopt an overlay district for the Buford Highway corridor to regulate the form and character of redevelopment in the corridor.		On hold**					City Manager, Devt Authority	\$50,000	Gen Fund
1.3.2.	Investigate possibility of establishing design guidelines for Blackburn Park Neighborhood Center.	X	Underway					Community Devt	\$25,000	Gen Fund
1.3.2.a.	Investigate possibility of establishing design guidelines for Clairmont Road.		On hold**					City Manager, Devt Authority	\$20,000	Gen Fund
1.4.	Further Brookhaven as a walkable and bikeable community.									
1.4.1.	Establish streetscape standards for major roads within the City's Zoning Ordinance and Code review, requiring street trees and Complete Street principles.	X	Underway					Community Devt, Public Works, City Manager	\$50,000	Gen Fund/ Tourism
1.4.1.a.	Establish streetscape standards for Buford Highway.	X	Complete					Community Devt, Public Works, City Manager	\$10,000	Gen Fund/ Tourism
1.4.1.b.	Establish streetscape standards for Ashford Dunwoody Road.		Complete					Community Devt, Public Works, City Manager	\$10,000	Gen Fund/ Tourism
1.4.1.c.	Establish streetscape standards for Clairmont Road.	X	Complete					Community Devt, Public Works, City Manager	\$10,000	Gen Fund/ Tourism
1.4.1.d.	Establish streetscape standards for Peachtree Road.	X	Underway	X				Community Devt, Public Works, City Manager	\$10,000	Gen Fund/ Tourism

*Funding is subject to annual budget allocation by Mayor and Council, potential bond issuance, and the availability of funding from federal and state grants.

What we heard: Community Work Program

- ▶ No public comments received
- ▶ Questions from Planning Commission about notes and tasks outlined within the document

Previously Discussed Updates & Initial Recommendations

- ▶ Planning Commission Work Program - Special Area Plans
 - ▶ Nodes vs. corridors
 - ▶ Roxboro
 - ▶ North Druid
 - ▶ Ashford Dunwoody
 - ▶ Dresden
 - ▶ Windsor/Osborne
 - ▶ **Clairmont**
- ▶ New/Separate Character Area for Annexation Area south of I-85
- ▶ Transitional Areas
- ▶ Morrison Farms Property
- ▶ Update Chapter 14, Land Development & Subdivisions, to reference Comp Plan recommendations
- ▶ Broadband Services Element as required by State

What we heard: Initial Recommendations

- ▶ Keep Dresden single family between Peachtree Road Overlay and Clairmont Road

What we heard: Community Involvement Meeting #2

- ▶ The city should ensure it is providing bilingual information (e.g. e-mail communications, greenway signage)
- ▶ Review active living areas within plan document
- ▶ Provide updated housing data
- ▶ The city should complete a full review and rewrite of the tree ordinance
- ▶ Plan for traffic around the MARTA station without waiting on a potential redevelopment plan
- ▶ Revisit the size of character areas (too large)

What we heard: Public Comments after Community Involvement Meetings

- ▶ Develop annual “State of Biking in the City of Brookhaven” report
- ▶ Review of tree ordinance as it relates to infill development, alternative compliance allowances, protection and preservation requirements, stormwater management, utilities
- ▶ Review of sidewalk ordinance as it relates to location requirements, variance allowances
- ▶ Protect existing affordable housing
- ▶ Review stormwater management ordinance as it relates to building types, facility options, current issues, and expected growth
- ▶ Adoption of Complete Streets Policy in 2019
- ▶ Achieve “Bicycle-Friendly Community” as recognized by the League of American Bicyclists within the next five years
- ▶ Prioritize multimodal transportation networks over disconnected segments

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Questions

Public comments accepts at Planning & Zoning e-mail through May 31, 2019.

City of Brookhaven

Department of Community Development

Planning & Zoning Division

planning@brookhavenga.gov

404-637-0500